



# SAME Brief

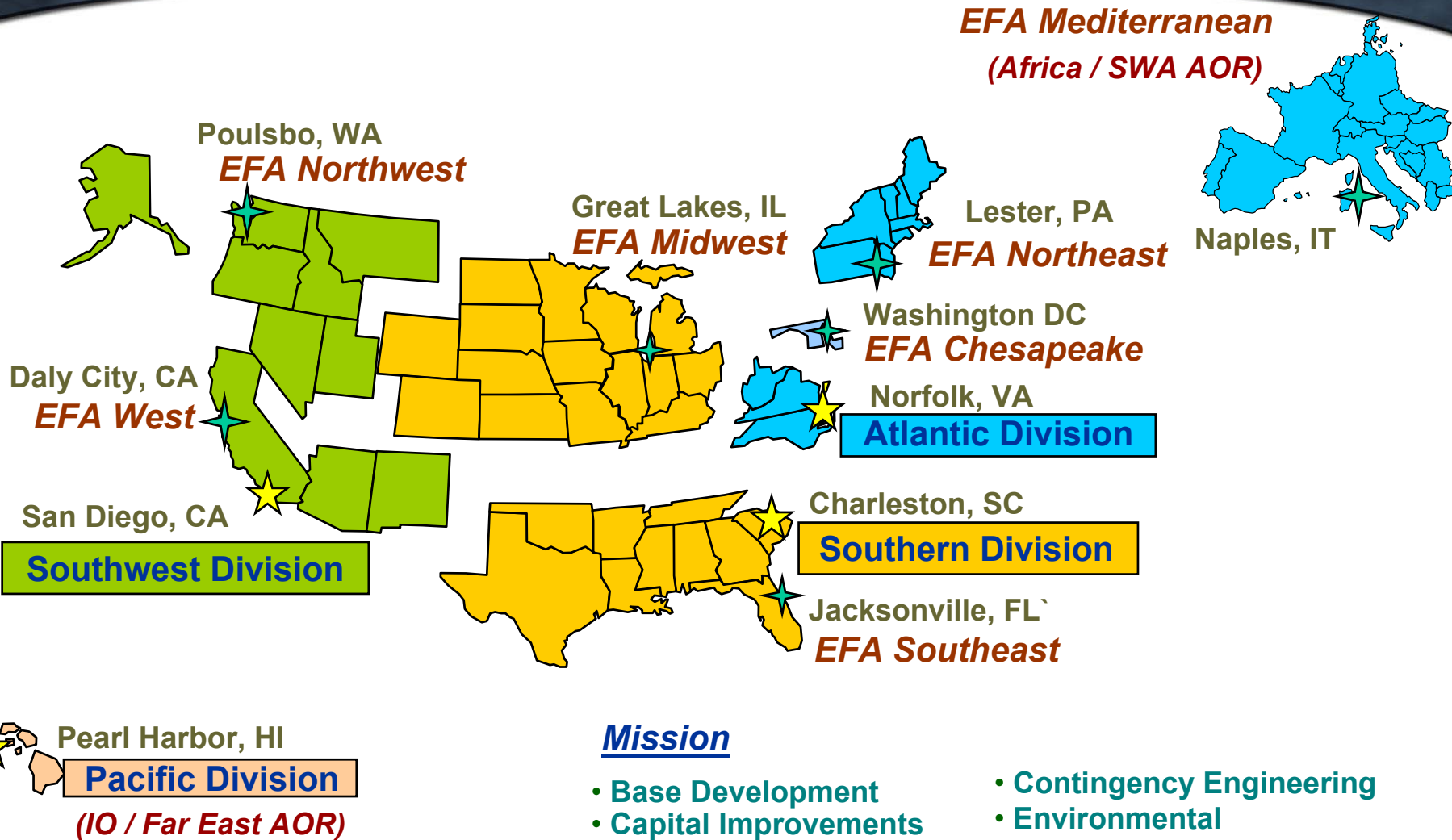
## **Southwest Division** **Naval Facilities Engineering Command** **February 2002**

**CAPT Gary Engle, CEC, USN**  
**Commander, Southwest Division**  
**Naval Facilities Engineering Command**



# NAVFAC

## Areas of Responsibility

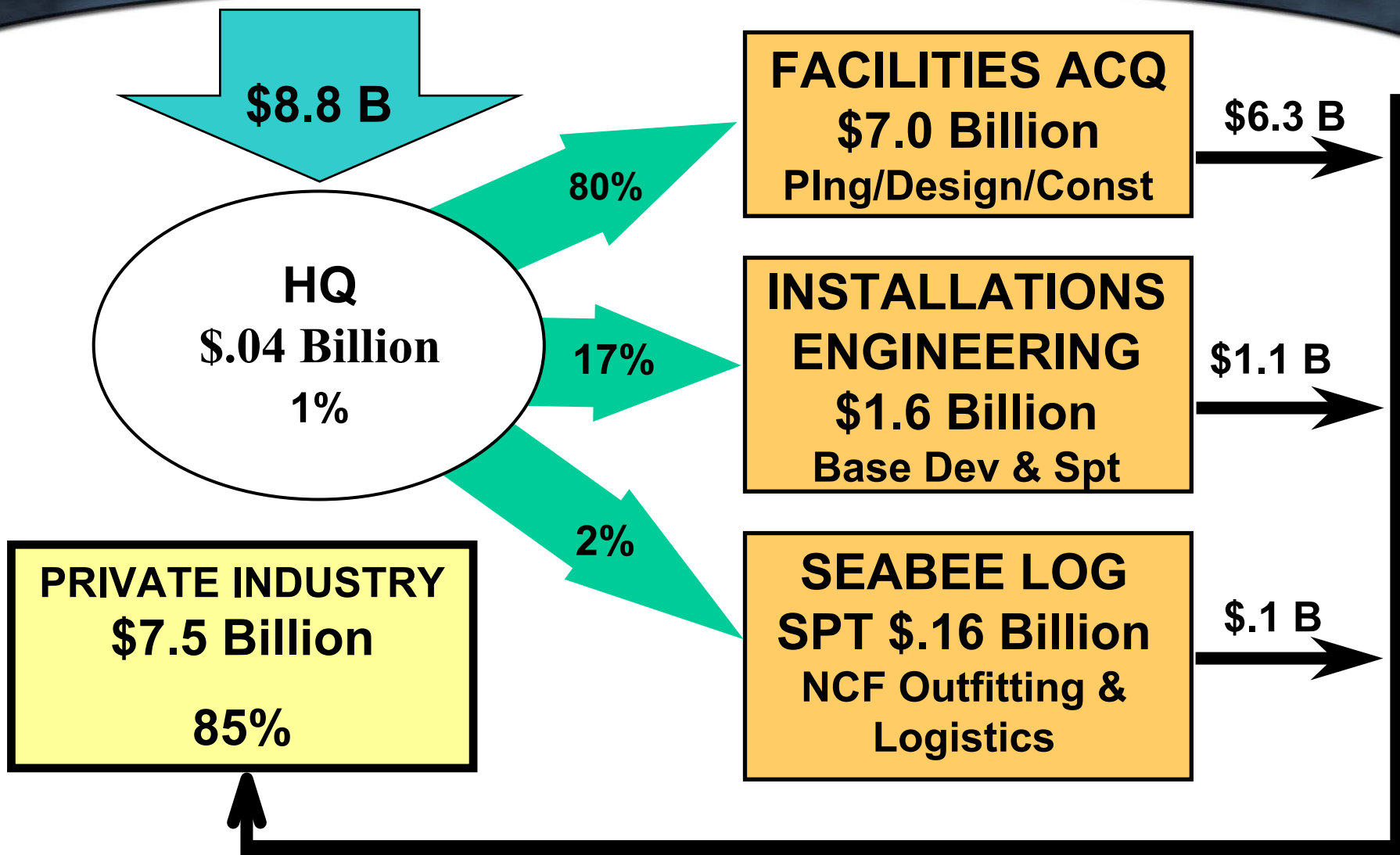


### Mission

- Base Development
- Capital Improvements
- Base Operations
- Real Estate
- Contingency Engineering
- Environmental
- Housing



# NAVFAC Macro Funding Flow FY 02





# Major Business Lines



**Capital Improvements – *John Phillips***

**03CN**



**Environmental – *Chris Kotas***

**03EN**



**Base Dev. & Planning – *Susanah Aguilera***

**03PL**



**Real Estate – *Karen Ringel***

**03RE**



**BOS – *Ralph Torres***

**03PW**



**BRAC – *Kimberly Kesler***

**06**



# Capital Improvements

03CN

Design and Construction



*Berthing Wharf, North Island  
(P700A)*



*229 Housing  
Units  
Travis AFB*





# Capital Improvements

03CN

Design and Construction

Medical/Dental Clinic  
Replacement Project  
Los Angeles AFB  
El Segundo, CA

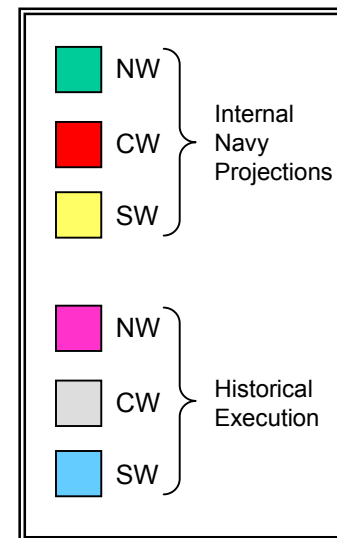
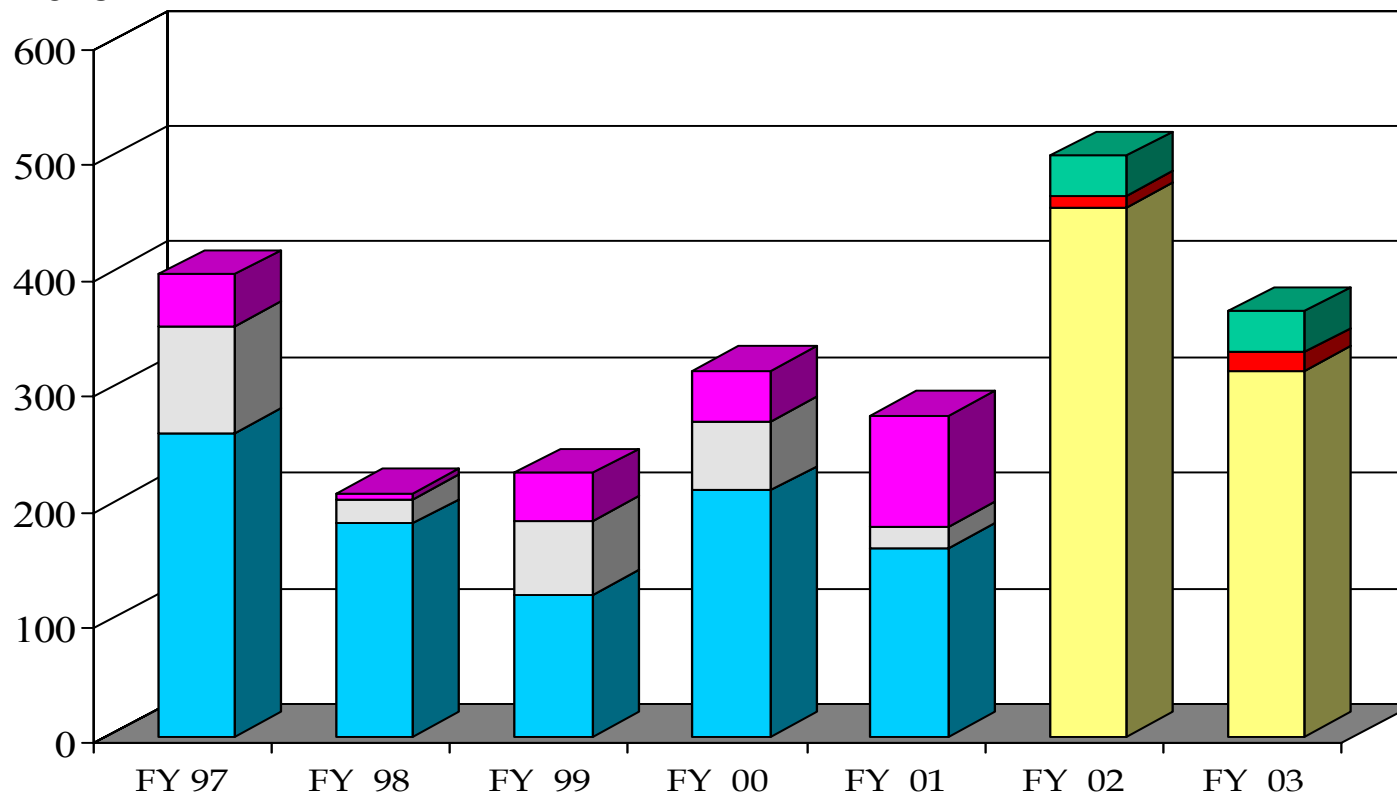


Camp Pendleton/SNCO Academy



# West Coast Military/Defense Construction

Millions



\$ 399

\$ 211

\$ 228

\$ 315

\$ 278

\$ 501

\$ 367

**Total \$2,299 M**



# FY-02 Navy/Marine Corps

## Military Construction Program

P #	PROJECT LOCATION	PROJECT TITLE	Projected Award	Contract	DESIGN BUILD (DB)	PROGRAMMED AMOUNT
341A	NS BREMERTON	PIER REPLACEMENT (INCR II)	*	Option	DB	\$ 24,460
017	MCAS CAMP PENDLETON	AIRCRAFT HANGAR IMPROVEMENTS	*	MACC		\$ 4,470
061	MCB CAMP PENDLETON	HELO OUTLYING LANDING FIELD (PH II)	*	8A		\$ 3,910
326A	NS SAN DIEGO	PIER REPLACEMENT (PH II)	*	Option	DB	\$ 17,500
621	MAGTFTC 29 PALMS	ACADEMIC INSTRUCTION BLDG	*	MACC	DB	\$ 9,860
609	MAGTFTC 29 PALMS	VEHICLE WASH STATION	*	MACC		\$ 5,360
235	MCB CAMP PENDLETON	PHYSICAL FITNESS CENTER	*	Non Indst. MACC	DB	\$ 13,460
780	EWTGPAC CORONADO	TRAINING FACILITY	*	MACC	DB	\$ 8,610
483	MCAS YUMA	STATION ORDNANCE AREA	*	MACC	DB	\$ 7,160
153	NAS WHIDBEY ISLAND	P-3 SUPPORT FACILITY	*	8A		\$ 3,470
194	NAS LEMOORE	BACHELOR HOUSING	*	F&O	DB	\$ 10,010
955	SWFPAC BANGOR	UTILITIES & SITE IMPROVEMENTS	Feb	F&O		\$ 3,900

\* = Awarded





# FY-02 Navy/Marine Corps

## Military Construction Program

P #	PROJECT LOCATION	PROJECT TITLE	Projected Award	Contract	DESIGN BUILD (DB)	PROGRAMMED AMOUNT
017	MCB CAMP PENDLETON	BACHELOR ENLISTED QUARTERS	Mar	MACC	DB	\$ 21,200
234	NAF EL CENTRO	TRANSIENT STUDENT BEQ	Mar	MACC	DB	\$ 23,520
481A	MCAS YUMA	LAND ACQUISITION	Mar	None		\$ 8,660
250	FALLON NAS	ARSENIC TREATMENT	Mar	Utility	DB	\$ 6,081
685	MAGTFTC 29 PALMS	BACHELOR ENLISTED QUARTERS	Apr	MACC	DB	\$ 29,675
045	NS EVERETT	SHORE INTERMEDIATE MAINT. FAC	Jun	F&O	DB	\$ 6,820
557	MCAGCC 29 PALMS	ENLISTED DINING FACILITY	Jun	MACC	DB	\$ 11,930
497	MAGTFTC 29 PALMS	TOTAL FORCE INTEGRATION FACILITY	Jun	MACC	DB	\$ 8,760
683	MAGTFTC 29 PALMS	AMMO STORAGE FACILITIES	Jun	MACC	DB	\$ <b>9,540</b>
520	NBVC	CHASSIS/ENGINE MAINT TRAINING SCHOOL	Aug	MACC	DB	\$ 3,780
724	MCB CAMP PENDLETON	REGIMENTAL MAINTENANCE COMPLEX	Aug	Indust. MACC	DB	\$ 13,160
044	MCB CAMP PENDLETON	BEQ HEADQUARTERS	Aug	BEQ MACC	DB	\$ 21,600
176	NRC POINT HUENEME	CARGO HANDLING FACILITY	Aug	8A		\$ 1,000





# FY-02 Navy/Marine Corps

## Defense Construction Program

P #	PROJECT LOCATION	PROJECT TITLE	Projected Award	Contract	DESIGN BUILD (DB)	PROGRAMMED AMOUNT
069	NAB CAMP PENDLETON	FHOTC SUPPORT FACILITIES	Jan	8a MACC		\$ 3,150
603A	NAB CAMP PENDLETON	MED/DEN CLINIC REPLACEMENT (LAS FLORES)	Mar	Non-IND MACC		\$ 3,800
604A	NAB CAMP PENDLETON	MED/DEN CLINIC REPLACEMENT (LAS PULGAS)	Mar	Non-IND MACC		\$ 4,050
605A	NAB CAMP PENDLETON	MED/DEN CLINIC REPLACEMENT (HORNO)	Mar	Non-IND MACC		\$ 4,300
126	NH 29 PALMS	LABOR DELIVERY RECOVERY POST-PARTEM	Jan	8a		\$ 1,600
DAT1-400	AFB TRAVIS	REPLACE FAMILY HOUSING	Apr	F&O	DB	\$ 18,000
P513B	NAS WHIDBEY ISLAND	AIRCREW WATER SURVIVAL TRAINING	Jun	F&O		\$ 6,900
DAT1-400	AFB TRAVIS	IMPROVE FAMILY HOUSING	Jul	F&O	DB	\$ 3,200
3004	AFB TRAVIS	REPLACE SUPPORT FACILITY	Jul	F&O	DB	\$ 6,800
203	NAB CORONADO	SEAL TEAM 5 COMMAND & CONTROL FAC.	Jul	Non-IND MACC	DB	\$ 13,650
3033	AFB LOS ANGELES	CONSLDTD BASE SPT CMLPX	Aug	F&O	DB	\$ 23,000
3001	AFB TRAVIS	RADAR APPROACH CONTROL CENTER	Sep	F&O		\$ 3,300
Defense Program						\$ 91,750
Military Construction Program						\$ 408,860
TOTAL						\$ 500,610



# Capital Improvements

## San Nicholas Island

### P-250, Pier

- Programmed amount ~\$11M
- Unprotected ocean pier
- Logistics issues
- 2 phase design build acquisition strategy

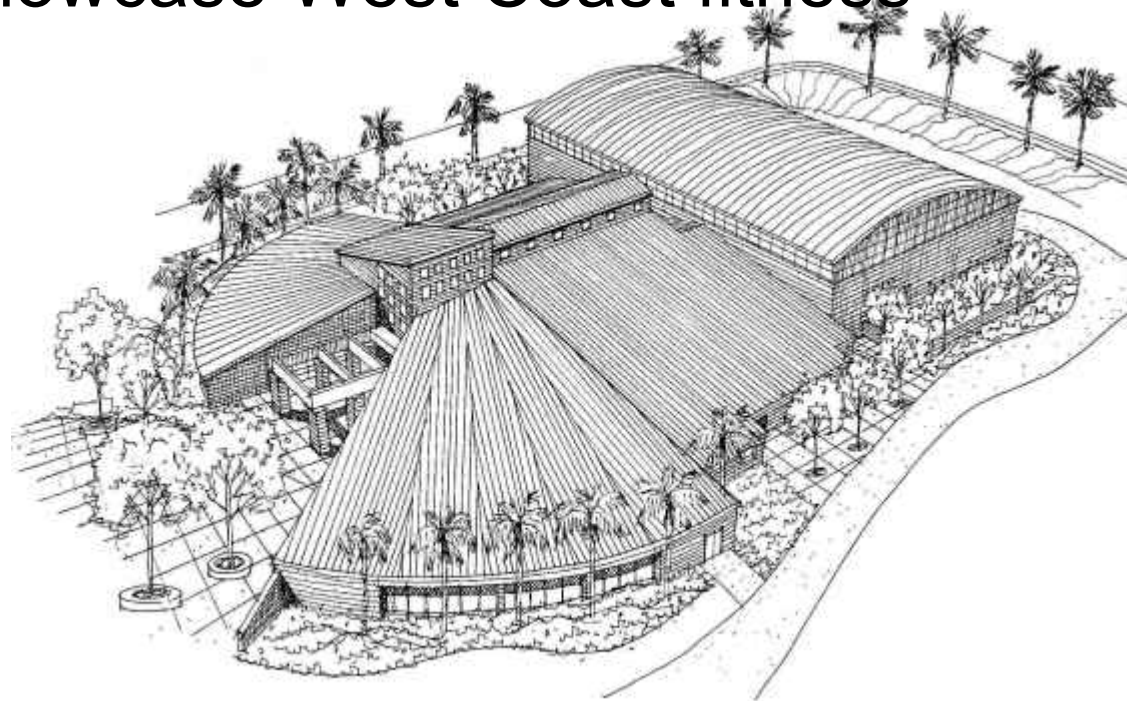


# Capital Improvements

## Camp Pendleton

### P-235, Indoor Fitness Center

- Awarded Jan 02 - \$10.8M
- Marine Corps showcase West Coast fitness facility
- 60KSF
- Design-Build







# Capital Improvements

## Camp Pendleton

### **P-044, BEQ Headquarters Area**

- Programmed amount ~ \$22M
- 200 room barracks in standard 2x0 configuration
- Projected award – Aug 02
- Design-Build



# Capital Improvements

MCAS Yuma, AZ.

## P-474, Traffic Control Tower

- Programmed amount ~\$5M
- Will control joint use airport at Yuma, AZ
- Civilian aircraft in airspace over military ranges around Yuma, El Centro, Twenty-nine Palms, and China Lake
- Full design



# Capital Improvements

## Whidbey Island

### **P-153, P3 Support Facility**

- Programmed amount ~ \$3.45M
- Security Project (Black Box)
- DBB – design Bid Build acquisition strategy



## P-780, Training Support Facility

- Programmed amount ~ \$8.5M
- Will consolidate training and boat/equipment maintenance into one facility
- Existing training facilities are in 5 separate 1940s buildings
- RFP for design/build contract prepared in-house, sole source negotiated procurement with a MACC contractor – will award 2/5/02.



## **P-453, Propellants & Explosives Laboratory**

- Programmed amount ~\$25M
- Administrative space and offices adjacent to explosive laboratories
- DDESB approval
- Full design





# Capital Improvements

Naval Station, San Diego

## P-254, Bachelor Enlisted Quarters,

- Programmed amount ~ \$47M
- Will construct a high-rise (12 story) BEQ
- Will provide ashore berthing for over 500 single sailors on ships
- Design/Build with RFP prepared by A-E; planned for the new BQ MACC



# Regional Acquisition Team

## Construction MAC

	AWARD
• <b>Bachelor Quarters</b> <ul style="list-style-type: none"><li>— \$150M per contractor, Auth to advertise recd 25 Sep 01</li></ul>	Mar 02
• <b>Housing II</b> <ul style="list-style-type: none"><li>— \$250M total, Auth to advertise recd 23 Oct 01</li></ul>	Mar 02
• <b>Defense Fuels</b> <ul style="list-style-type: none"><li>— \$30M total</li></ul>	Awarded 9 Jan 02
• <b>HubZone Vertical</b> <ul style="list-style-type: none"><li>— \$150M</li></ul>	Jun 02
• <b>HubZone Horizontal</b> <ul style="list-style-type: none"><li>— \$30M per contractor</li></ul>	Jun 02
• <b>Non-Industrial II</b>	Jun 02



# Regional Acquisition Team

## Other Contracts

### AWARD

- **Painting IQ**  
— \$30M total, SD & LA counties  
Apr 02
- **8(a) BOA's**  
— Nest Opening  
Apr 02
- **Roofing IQ**  
— Includes SD & Desert  
May 02
- **Fencing IQ**  
— Includes SD/LA/possibly desert  
May 02
- **Maintenance Mgt**  
— \$25M – West Coast  
Aug 02



## AE/Design

# of contracts	Type of contracts	dollars
9	Architectural	\$17.5M
3	Civil	\$2.5M
2	Electrical/Mechanical	\$2.0M
1	Structural	\$1.0M
2	Facilities Planning	\$5.5M
3	Cost/Value	\$0.5M
4	Bridge Inspection	\$1.0M
20	Total contracts	\$30.0M



# Environmental

03EN

Environmental Compliance, Restoration and Planning



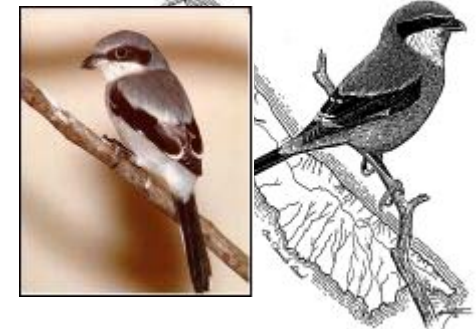
NAS El Centro  
Environmental monitoring

- Compliance
- Restoration
- BRAC Environmental
- Environmental Planning
- Natural & Cultural Resources

Seal Beach  
Wildlife protection



San Clemente Island  
Shrike protection



MCAS Miramar  
Water Quality Monitoring





# *Environmental Restoration*



Dual-Phase Vacuum Recovery Remediation System, MCAS Yuma

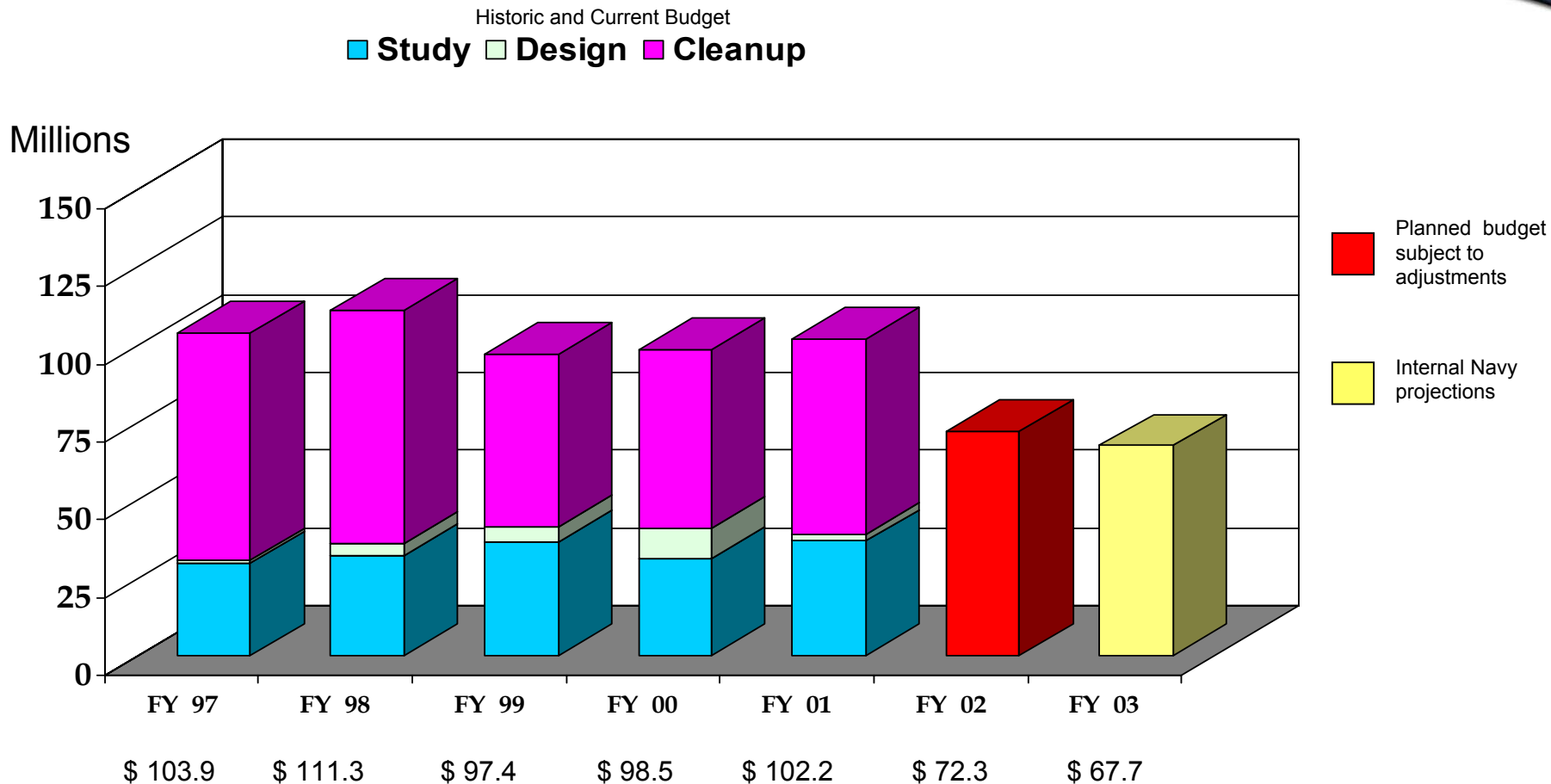


Soil Vapor Extraction System  
MCMWTC Bridgeport





# Environmental Restoration Navy (ERN)



Total 653.3 M



# BRAC Environmental

■ Study ■ Design ■ Cleanup

Historic and Current Budget

Millions

300  
250  
200  
150  
100  
50  
0

FY 97

FY 98

FY 99

FY 00

FY 01

FY 02

FY 03

\$ 104.7

\$ 171.6

\$ 109.4

\$ 42.6

\$ 225

\$ 173

\$ 57.3

■ Planned budget  
subject to  
adjustments

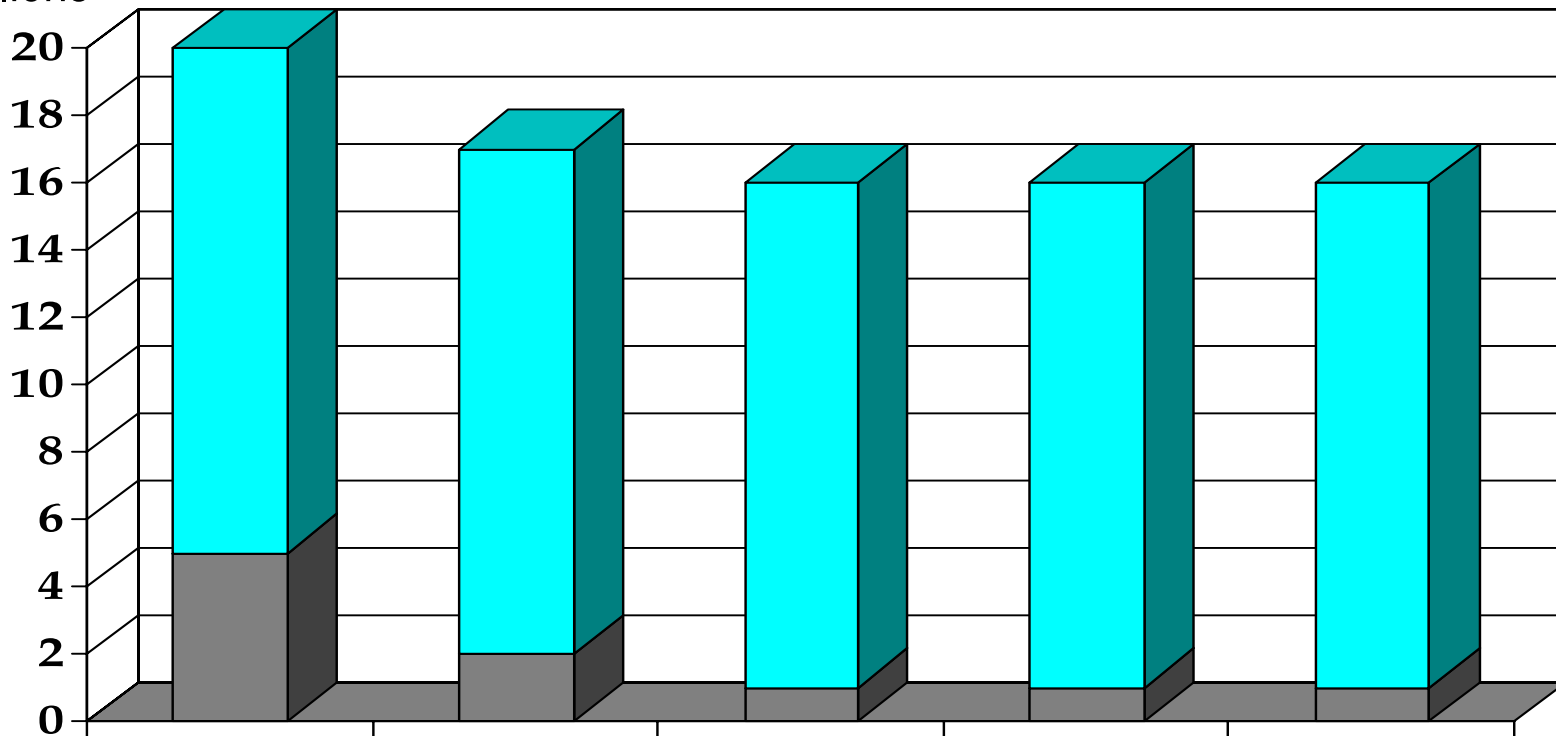
■ Internal Navy  
projections

**Total 884 M**



# Environmental Compliance

Millions



SW area	FY 01	FY 02	FY 03	FY 04	FY 05
Bay area	5	2	1	1	1



# Regional Acquisition Team

## Environmental

- |   | AWARD                |
|---|----------------------|
| • <b>Remediation-SB (NW)</b> <ul style="list-style-type: none"><li>— \$50 Million EMAC (\$25k min)</li></ul>      | Awarded<br>19 Dec 01 |
| • <b>Remediation-UR &amp; SB</b> <ul style="list-style-type: none"><li>— \$240 Million EMAC (\$50k min)</li></ul> | Feb 02               |
| • <b>Remediation-8a (SW)</b> <ul style="list-style-type: none"><li>— \$20 Million EMAC (\$5k min)</li></ul>       | Apr 02               |
| • <b>Remediation-8a (CW)</b> <ul style="list-style-type: none"><li>— \$20 Million EMAC (\$5k min)</li></ul>       | Apr 02               |
| • <b>Remediation-UR Cost Reimb. (NW)</b> <ul style="list-style-type: none"><li>— \$100 Million, 5 years</li></ul> | Awarded<br>19 Dec 01 |





# Environmental IQ

- **NEPA IQ Contracts – five awarded in 01**
  - (4) 1yr w/ 4 yr option - \$3M/yr
  - (1) 1yr w/ 1 yr option - \$1M/yr
- **Potential Contracts**
  - Small business NEPA/Compliance
  - Specialty contracts except stormwater compliance
- **Natural/Cultural Resources**
  - Cultural GIS – Jun 02
  - Cultural Multi-award – Jun 02



# Base Development & Planning

03PL

Facilities Planning and Project Development

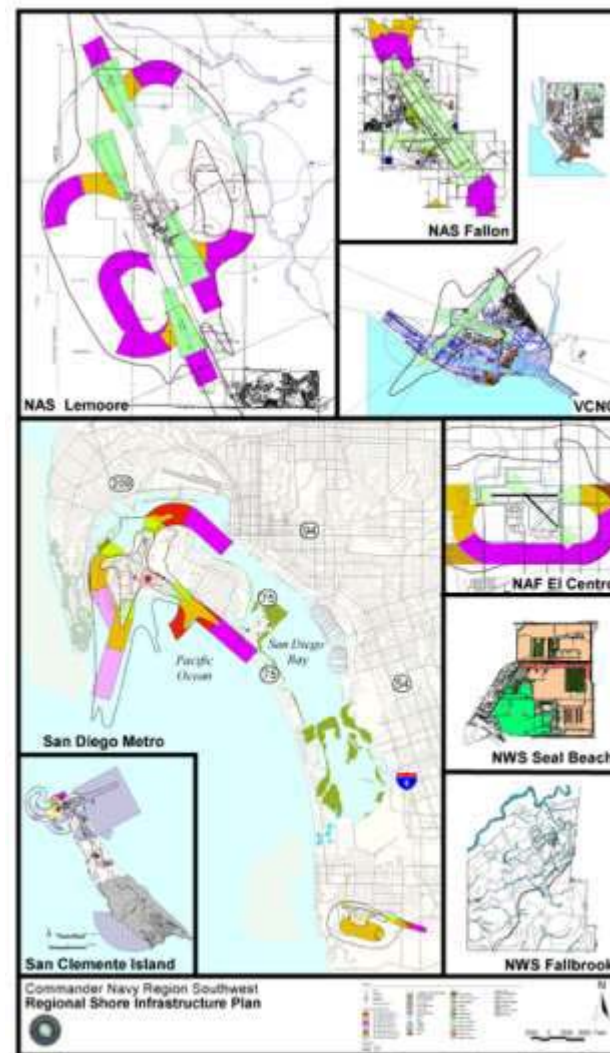
## Base Development and Planning

### • Planning Products and Services

- Regional Shore Infrastructure Plans (RSIP)
- MILCON Project Documentation
- Basic Facility Requirements
- Specialty Studies (AICUZ, Siting, Space Utilization)

### ◆ Contract Vehicles

- ◆ New Facilities Planning IQ pending award





# *Planning Business Line*

## Regional Shore Infrastructure Plan (RSIP)

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### — FY01 Awarded Studies

- NAS Fallon overview plan
- Port Ops Functional Plan Phase 2
- SCI Overview Plan
- Magazine Earth Cover Study
- NBVC Overview Plan Phase 1
- NAF El Centro Range Noise Study
- SD Metro Admin Functional Plan
- BQ Functional Plan
- RSIP-Link GIS Integration

### — FY02 Funded Studies

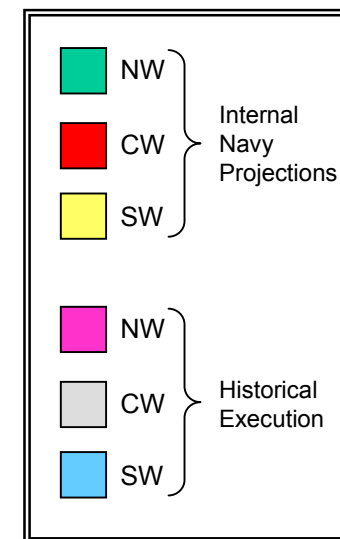
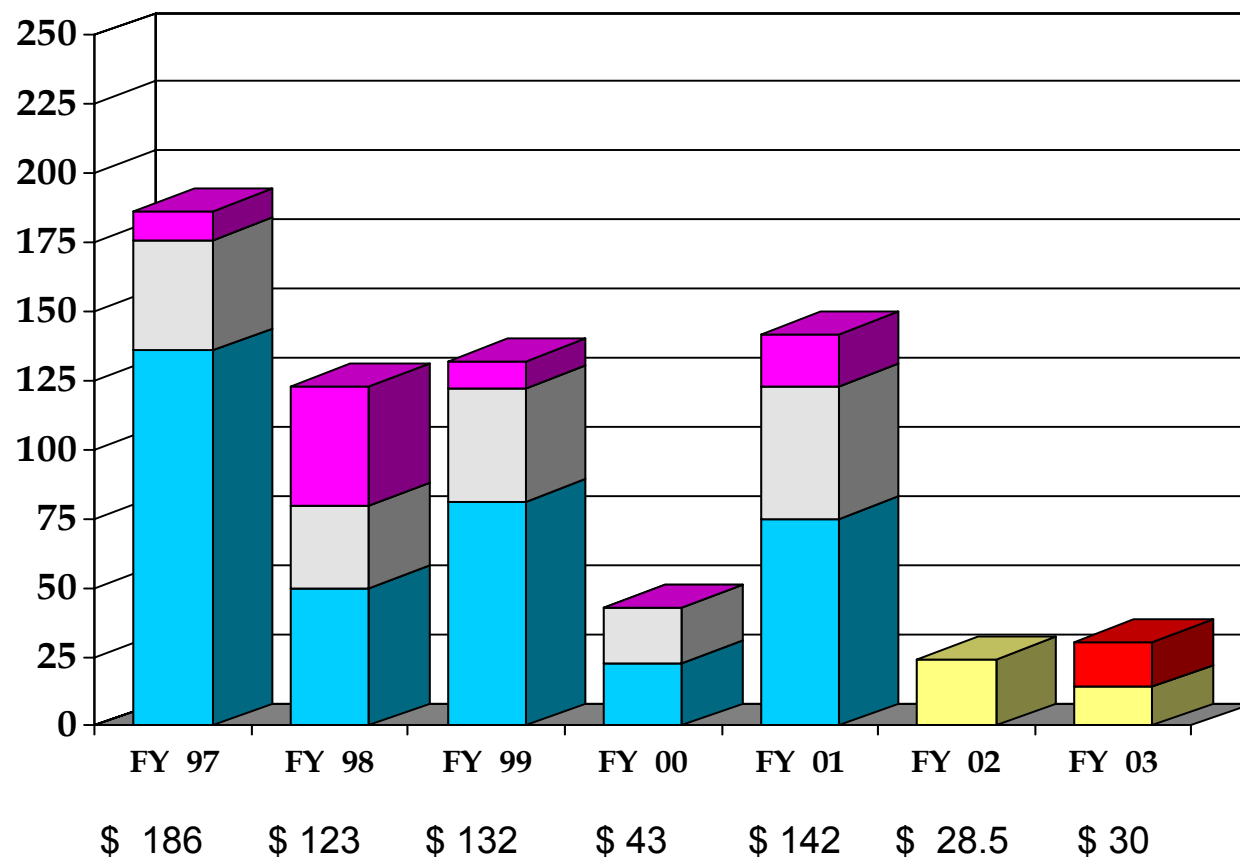
- Aviation Total Facilities Requirements (TFR)
- Weapons Functional Plan
- Weapons TFR
- NAS Fallon TFR





# Family Housing Construction & Improvements

Millions

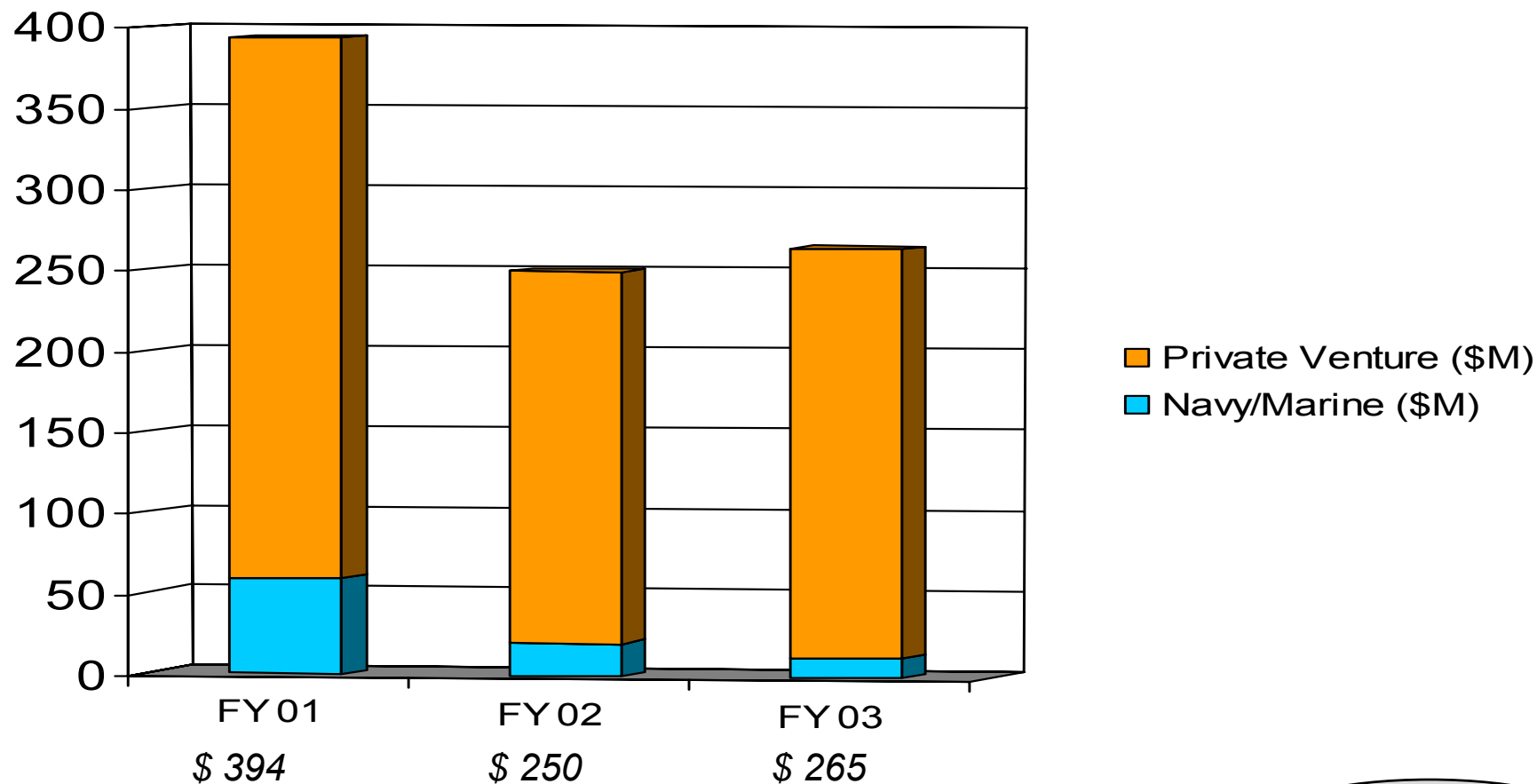


**Total 685 M**



# *Family Housing PPV Total Development Cost*

Million



**Total \$909 M**



## Camp Pendleton (Loan Approach)

- Build 200 new, revitalize 200 and replace 312 existing family housing units (DeLuz housing area)
- All development on board Camp Pendleton
- Project awarded (units privatized) Nov 00
- 200 New Units complete Feb 02

## San Diego Regional (Investment Approach)

- Scope includes new construction, demolition & revitalization + privatization of 2,660 existing family housing units
- Awarded 01 Aug 01
- Construction underway at NTC





# *PPV Projects*

## Camp Pendleton Phase II [\(Investment Approach\)](#)

- Scope includes new construction, demolition & revitalization and privatization of 3316 existing family housing units
- Option to include bachelor housing
- May be linked with MCB Quantico privatization
- Scheduled award Sep 03

## San Diego Regional Phase II [\(Investment Approach\)](#)

- San Diego PPV Phase II concept currently being developed
- Estimated award Fall 02

## Northwest Regional [\(Investment Approach\)](#)

- Northwest Regional concept currently being developed



# *Base Operations Support (BOS)*

- **Utilities**
- **Energy Conservation Projects**
- **Utilities Privatization**
- **Commercial Activities/A-76**
- **Facilities Service Contracting**



# Energy Projects 02

Project / DES Survey	Location	Contract Amount	AWD Date
P-193 Phase 2 HVAC & DDC Controls	NBPL-Fleet ASW	\$1,102,389	*
Installation of CFL's	NS Bremerton/Subase Bangor	\$145,992	*
Boiler building 7717	NUWC Keyport	\$46,678	*
Cogen Replacement at NMCSD	PWCSD @ Naval Medical Center	\$16,000,000	*
Facility Energy Improvements	El Centro	\$1,685,000	4th Qtr
Compressed Air Surveys	Subase Bangor	\$25,000	02/28/02
Compressed Air Surveys	NS Bremerton	\$25,000	02/28/02
DES Survey	CNRSW-NASLEM	\$60,000	02/28/02
DES Survey	CNRSW-NBCOR	\$150,000	02/28/02
Facility Energy Improvements	CNRSW-NBCOR	\$4,000,000	4th Qtr
DES Survey	CNRSW-NBPL	\$100,000	02/28/02



## Energy Projects 02

<b>Project / DES Survey</b>	<b>Location</b>	<b>Contract Amount</b>	<b>AWD Date</b>
Facility Energy Improvements	CNRSW-NBPL	\$4,000,000	4th Qtr
DES Survey	CNRSW-NBSD	\$100,000	02/28/02
Facility Energy Improvements	CNRSW-NBSD	\$3,000,000	4th Qtr
DES Survey	CNRSW-NBVENT	\$90,000	02/28/02
HVAC and Lighting	Indian Island	\$450,000	4th Qtr
Cogen project	LA AFB	\$2,000,000	4th Qtr
Unknown	MCLC Barstow		4th Qtr
OFF EFF	SD Metro	\$750,000	4th Qtr
P-754 Design Process Survey	NADEP North Island	\$580,000	02/28/02
DDC & HVAC	NADEP North Island	\$6,000,000	4th Qtr
Survey	NAS Whidbey Hosp	\$15,000	02/28/02
HVAC and Lighting	NAS Whidbey Hosp	\$350,000	4th Qtr
Steam Trap Survey	NAS Whidbey Island	\$54,000	02/28/02
Design Facility Energy Impr	NAS Whidbey Island	\$32,000	4th Qtr



## Energy Projects 02

<b>Project / DES Survey</b>	<b>Location</b>	<b>Contract Amount</b>	<b>AWD Date</b>
Re-fit Sewer Pump Station - B649	NASNI	\$262,901	4th Qtr
Energy Audit	NA VMAR Reserve Centers	\$50,000	08/30/02
Design Boiler Plant Mod	NA VSTA Everett	\$44,000	4th Qtr
Design Facility Energy Impr	Navy Region, NW	\$30,000	4th Qtr
Facility Energy Improvements	Navy Region, NW	\$300,000	4th Qtr
NTC Boilers/Solar/Thermostats	NMCSD	\$500,000	4th Qtr
DES Steam Plant - DES Survey	NS Everett	\$25,000	08/30/02
Water Projects	NSY Puget Sound	\$324,000	4th Qtr
Steam Trap Survey	NUWC Keyport	\$33,000	08/30/02
Design HVAC	NUWC Keyport	\$66,000	4th Qtr
Survey	NWAD Corona	\$0	4th Qtr
Surveys	NWC China Lake	\$200,000	4th Qtr
Lighting and HVAC	NSY Puget Sound	\$1,200,000	4th Qtr



# Energy Projects 02

<b>Project / DES Survey</b>	<b>Location</b>	<b>Contract Amount</b>	<b>AWD Date</b>
Water Projects	NSY Puget Sound	\$324,000	4th Qtr
Steam Trap Survey	NUWC Keyport	\$33,000	08/30/02
Design HVAC	NUWC Keyport	\$66,000	4th Qtr
Survey	NWAD Corona	\$0	4th Qtr
Surveys	NWC China Lake	\$200,000	4th Qtr
Lighting and HVAC	NSY Puget Sound	\$1,200,000	4th Qtr
Steam Traps	PWC	\$500,000	4th Qtr
Design Wind Turbine	San Clemente	\$ 199,000	4th Qtr
Steam Trap Survey	Subase Bangor	\$40,000	08/30/02
HVAC and Lighting	Subase Bangor	\$2,200,000	4th Qtr
Facility Energy Improvements	Yuma	\$1,560,000	4th Qtr
4207 Mod		\$50,000	4th Qtr
Phase VI Energy conservation	Camp Pendleton	\$5,700,000	4th qtr

**FY02 Totals**

**\$54,044,960**





# Strategic Sourcing

## Commercial Activities Studies / A76

Location	Study	Target Completion
NAS Lemoore	BOS	Completed/Appeal
PWC S.D.	Pest Control	Completed
PWC S.D.	Transportation	Completed
NAWC China Lake	BOS	Completed/Appeal
MCAS Yuma	BOS	Completed/Appeal
MCB Camp Pend	BOS	Completed/Appeal
MCLB Barstow	BOS	Completed
MCRD San Diego	BOS	Completed/Appeal
Naval Base Ventura	BOS	Feb-03
MCAGCC 29 Palms	BOS	Nov-03
Northwest Region	BOS	Jan-03
NPS Monterey	BOS	Feb-03
NW Region	Public Safety	Oct-02



# California Navy BRAC

## Northern California

- NAVSTA Treasure Island
- NAS Alameda
- NAVSHIPYD Mare Island
- PWC San Francisco (Novato)
- Hunters Point Annex
- NAVHOSP Oakland

## Southern California

- NAVSTA Long Beach
- NAVSHIPYD Long Beach
- MCAS El Toro
- MCAS Tustin





# Trends

- **Regional Contracting Strategy**
  - West coast contracts
  - Small business strategy (8a, Hubzone, BOA)
- **Innovative Acquisition Tools**
  - MACC
  - Design/Build
  - BOA
- **Interdependency**
  - Four Divisions
  - NAVFAC wide strategy



# *Business Challenges*

- What we expect
  - Environmentally friendly projects
  - Zero cost growth for design/build
  - Project knowledge and Experience, balanced with cost
  - Timely delivery



# *Southwest Division's Contacts*

- Southwest Division Internet address

<Http://www.efdswnavfac.navy.mil/>

- NAVFACE-Solicitation Web

<Http://esol.navfac.navy.mil/>

- Points of contact

CAPT Gary Engle	Commanding Officer	619-532-2317
CAPT Ken Butrym	Vice Commander	619-532-2317
CAPT R. Thackston	Operations Officer	619-532-2602
Bob Brower	Director of Acquisition	619-532-1286
Dee Chandler	PAO	619-532-2484